

SNAPSHOT of HOME Program Performance--As of 12/31/10 Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping*:

PJ Since (FY):

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
Program Progress:		PJs in State: 93					
% of Funds Committed	97.40 %	96.49 %	34	96.48 %	62	58	
% of Funds Disbursed	85.85 %	88.28 %	54	89.00 %	25	29	
Leveraging Ratio for Rental Activities	4.94	5.83	1	4.81	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	77.03 %	77.63 %	56	83.25 %	22	17	
% of Completed CHDO Disbursements to All CHDO Reservations***	44.86 %	70.30 %	71	70.99 %	10	11	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	77.69 %	81.96 %	64	81.75 %	30	31	
% of 0-30% AMI Renters to All Renters***	55.37 %	41.30 %	25	45.84 %	69	67	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	86.78 %	96.50 %	78	96.12 %	8	11	
Overall Ranking:			In State: 52 / 93		Nationally: 28 31		
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$36,026	\$36,975		\$27,889	121 Units	45.30 %	
Homebuyer Unit	\$58,835	\$21,536		\$15,632	56 Units	21.00 %	
Homeowner-Rehab Unit	\$39,753	\$27,502		\$21,037	51 Units	19.10 %	
TBRA Unit	\$11,537	\$2,232		\$3,206	39 Units	14.60 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (216 PJs)

C = PJ's Annual Allocation is less than \$1 million (284 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***. This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): El Monte CA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

PJ:
State:*
National:**

Rental	Homebuyer	Homeowner
\$140,200	\$198,638	\$42,217
\$141,290	\$116,319	\$28,818
\$99,461	\$78,568	\$23,907

CHDO Operating Expenses:
(% of allocation)

PJ: 3.8 %
National Avg: 1.2 %

R.S. Means Cost Index: 1.09

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	17.1	3.6	29.4	0.0
Black/African American:	1.9	1.8	0.0	0.0
Asian:	35.2	16.1	2.0	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	2.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	1.9	1.8	3.9	0.0
Asian/Pacific Islander:	1.0	23.2	0.0	0.0

ETHNICITY:

Hispanic	42.9	53.6	62.7	0.0
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HOUSEHOLD SIZE:

1 Person:	58.1	1.8	25.5	0.0
2 Persons:	23.8	14.3	31.4	0.0
3 Persons:	5.7	17.9	13.7	0.0
4 Persons:	4.8	39.3	5.9	0.0
5 Persons:	1.9	17.9	9.8	0.0
6 Persons:	1.9	8.9	5.9	0.0
7 Persons:	0.0	0.0	3.9	0.0
8 or more Persons:	3.8	0.0	3.9	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	4.8	10.7	13.7	0.0
Elderly:	71.4	1.8	35.3	0.0
Related/Single Parent:	9.5	5.4	21.6	0.0
Related/Two Parent:	7.6	71.4	27.5	0.0
Other:	5.7	10.7	2.0	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	0.0	0.0 [#]
HOME TBRA:	1.0	
Other:	1.0	
No Assistance:	98.1	

of Section 504 Compliant Units / Completed Units Since 2001 0

* The State average includes all local and the State PJs within that state

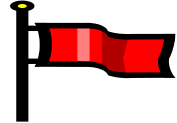
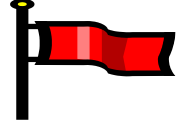
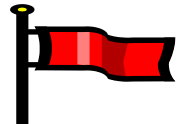
** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): El Monte State: CA Group Rank: 28
 (Percentile)
 State Rank: 52 / 93 PJs Overall Rank: 31
 (Percentile)
 Summary: 3 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 77.87%	77.03	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 53.90%	44.86	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	77.69	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.09%	86.78	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.415	2.34	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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